

**Bald Head Association Board of Directors Meeting**  
**Public Session Minutes**

March 11, 2022

BHA Association Center – Generator Society Hall

Meeting held in person and electronically via Zoom Webinar.

**Board members present:** Alan Briggs, Joe Brawner, Robert Drumheller, John Kinney,  
Jennifer Lucas, Tiffany Williams

**Staff present:** Carol Collins Denise Eidal, Mary Anne Steele

I. **Call to Order** - President Alan Briggs called the meeting to order at 11:00 am.

Alan announced that Joe Brawner had sold his home but still owned property on BHI and would continue to serve as a director.

II. **Approval of Agenda** – Members were provided the agenda prior to the meeting.

**Motion:** Agenda is approved.  
**Made by:** Robert Drumheller  
**Second:** Tiffany Williams  
**Action:** Approved 6-0

III. **Approval of Minutes** – Minutes from January 28, 2022, and February 16, 2022, were provided prior to the meeting.

**Motion:** Minutes are approved.  
**Made by:** John Kinney  
**Second:** Alan Briggs  
**Action:** Approved 5-0, 6-0, respectively with Joe Brawner abstaining from January 28, 2022 minutes as he was not yet a board member.

IV. **Committee Reports**

A. **ARC** – Design Guideline changes are being finalized.

B. **CWS** – Updates to the Violation Policy and CWS procedures were approved in the Executive Session. Directors discussed that BHA needs to look at Common Area with the same CWS.

**Motion:** Create a process to evaluate BHA Common Area and charge CWS Committee with evaluating Common Area.  
**Made by:** Jennifer Lucas  
**Second:** John Kinney  
**Action:** Approved 5-0, Robert Drumheller abstained.

C. **ER Committee** – Potluck Dinners have been scheduled.

D. **Finance Committee** – Robert Drumheller reported that the new auditor was starting soon and that Duncan had filed Federal and State taxes.

E. **Nominating Committee** - Articles will be running in *Island Report* regarding what duties Robert has Treasurer for BHA. The nominating committee will be searching for someone who can fill this role.

**V. Priorities and Board Assignments** – Alan presented the 2022 priorities that were set at the Board retreat in February. They are:

**1-Cooperation-** work together with the Village and the other organizations on the island to make island life better for our members-**all of us**

**2-The ARC-**Make the ARC process easier for our members, staff and volunteers by simplifying procedures and providing better technology support -**John**

**3-Violations-** Educate members more-Fine members less-Focus on helping our members avoid violations-**Alan**

**4-Communications and Transparency-**maintain and improve our multi-media excellent communications and transparency to our members-**Tiffany**

**5-Welcome and Integrate Our New Homeowners and Members-**the last two years brought many new homeowners to the island-Help them become part of our paradise-**Joe**

**6-Staff-**make work life better, more organized, systematized and technologically supported for our staff-**Jennifer**

**7-Continue with Our Financial Reserves and Stability Program-**the financial reserves programs of the last two years have stabilized and strengthened our financial stability. Maintain and stabilize this program and plan for treasurer succession. **Robert**

**VI. BHA Common Area Updates and Requests**

**A. Vegetation requests at Keeper’s Landing, Sumner’s Crescent and Surfman’s Walk** – Pam Rainey is receiving requests from property owners in these neighborhoods to add vegetation even if it is at the member’s expense. She will work with our contractors and only use BHI native plants.

**Motion:** Allow Pam to install additional plantings within the budget with additional funds from homeowners if the budget does not permit.

**Made by:** Jennifer Lucas

**Second:** Robert Drumheller

**Action:** Approved 6-0

**B. Structure on Utility Tract 5** – More investigation is needed.

**C. Request to place a Beehive near the Mulch Site** – Mr. Goodwin made a presentation and request to place a Beehive on Common Area near the Mulch Site.

**Motion:** Seek member input on this topic.

**Made by:** Jennifer Lucas

**Second:** Robert Drumheller

**Action:** Approved 6-0

Tiffany Williams left the meeting.

**D. Boat Yard/Mulch Site update** – Several directors were not informed of this before the meeting and the item is tabled until April.

**VII. ADA Beach Access and Special Meeting of the membership** – Mayor Quinn joined the meeting and answered questions. He noted that the Village has cooperated with the ARC to reduce the magnitude of the structure. The ramp, as designed, allows vegetation to grow. A Landscape Architect has been hired by the Village and would work on this project and its upkeep. Other areas were rejected for a variety of reasons, one being parking would be behind homes at the Peppervine location. It was noted that a member, Justin Gravatt, has some information to share as well.

**Motion:** Schedule an information meeting for members.

**Made by:** Alan Briggs

**Second:** Robert Drumheller

**Action:** Approved 5-0

**VIII. Baggage order from NCUA** – Information has been posted on the website.

**IX. Zoning Hearing Status** – The application for rezoning near Boat House Tract has been withdrawn.

**X. Wind and Energy** – Mayor Quinn is collecting information from Mayors in other coastal towns.

**XI. January and February 2022 Financials** – Denise Eidal presented the financial statements

**Motion:** Refund the surplus reserve amounts for alleys.

**Made by:** Robert Drumheller

**Second:** Alan Briggs

**Action:** Approved 5-0

**XII. Interim Executive Director's Report**

**A. Jim Brown with SILT** – Asking for permission to place small signs near specimen trees that have been adopted a part of a fund-raising project.

**Motion:** Approve contingent on ARC and Village approval.

**Made by:** John Kinney

**Second:** Robert Drumheller

**Action:** Approved 5-0

- B. Emergency Ladder request for Palmetto Cove** – A request for a ladder was first heard in December. Stephen Boyett reports no CAMA issues and BHA’s liability insurance company stated the addition will not change our liability as long as it is installed by a licensed contractor.

**Motion:** Approve the addition of the emergency ladder.  
**Made by:** Robert Drumheller  
**Second:** John Kinney  
**Action:** Approved 5-0

- C. BHA Directory distribution** – BHA is set to begin distribution next week. Jackie McPherson has contracted as temporary help for the initial activity.

**XIII. Member Comments** – There were no comments from members.

**VIII. Adjournment**

**Motion:** Motion to adjourn  
**Made by:** Robert Drumheller  
**Second:** John Kinney  
**Action:** Approved 5-0